





LAND TO THE REAR OF 93-113 BELLHOUSE ROAD

SHEFFIELD, S5 6HP

£395,000

FREEHOLD

STARTING BIDS £395,000

This 0.39 hectares of land development is being offered for sale by the Modern Method of Auction. The successful buyer will have 56 working days to exchange and complete (the Reservation Period), allowing time to arrange mortgage finance where required.If you are the successful bidder, you'll enter into a Reservation Agreement and pay a non-refundable Buyer's Premium. This secures the land, removes it from the market and helps provide greater certainty for both buyer and seller.This land is subject to an undisclosed Reserve Price, which is typically no more than 10% above the Starting Bid.For more information, please contact the agent or visit GOTO Online Auctions

Exceptional Property Development & Investment Opportunity

An excellent opportunity for investors and development partners to get involved at the very start of this exciting project. Situated at the heart of a highly popular residential neighbourhood, the site benefits from excellent transport

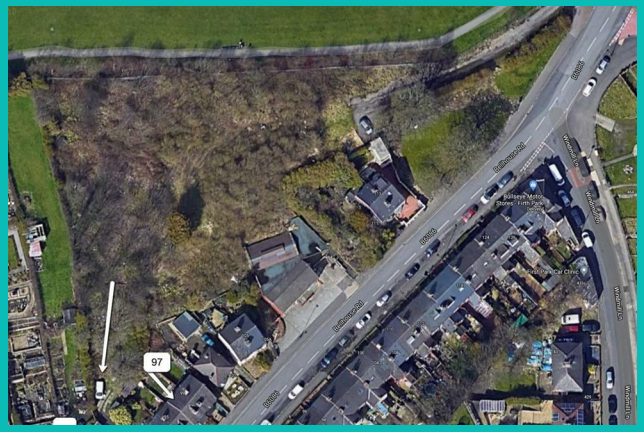
Sue Furniss

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LAND TO THE REAR OF 93-113

• Being Sold By GOTO Online Auction • Develop Up To 15 - 16 Properties With Planning Approval • Modern Method Of Auction • Excellent Pre Application Report For Up To 20 Properties • Non-Refundable Buyers Fees Application • 56 Working Day Reservation Period • Buy It Now Option Available • Starting Bids £395,000 • Could Be Ideal Development For Care Home Or Assisted Living • BOOK A VIEWING NOW - DO NOT MISS OUT





Auctioneers Comments

The successful buyer will be required to pay the below non-refundable fees

• Buyer's Premium: £24,000 of the purchase price plus VAT (subject to a minimum of £6,600 including VAT)

• Legal Pack Fee: £396.00 including VAT

The Buyer's Premium is payable in addition to the purchase price and may be taken into account when calculating Stamp Duty Land Tax (SDLT)

Material Information

If you intend to purchase using mortgage finance, you should satisfy yourself that the property is suitable for the purposes for which you intend to use it and that it meets your lender's requirements to secure lending before bidding.

A Legal Pack is available for this property and should be reviewed carefully before bidding. Neither GOTO Group nor the estate agent accepts any responsibility or liability for the accuracy or completeness of the Legal Pack and shall not be liable for any loss or damage arising from any inaccuracies, omissions or errors contained within it. Buyers should review the Legal Pack carefully, carry out their own due diligence and obtain independent legal advice where appropriate before proceeding.

Site Location

The land covers approximately 0.39 hectares of land to the rear of 93-113 Bellhouse Road, Sheffield.

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ADDITIONAL INFORMATION

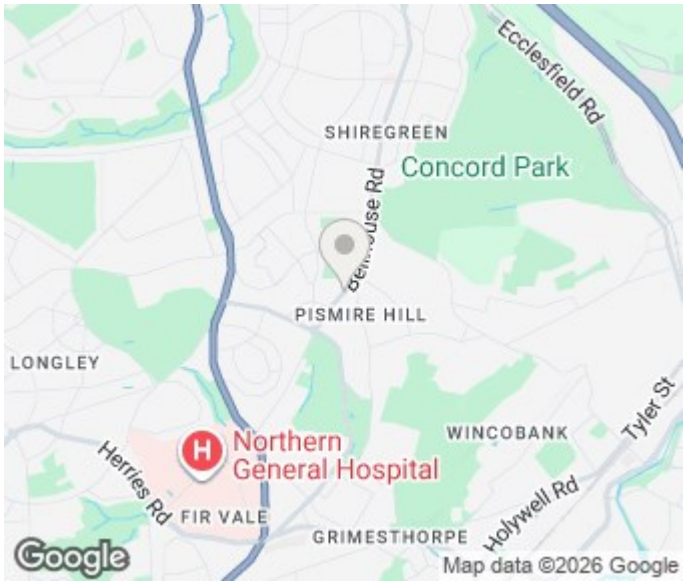
Local Authority – Sheffield

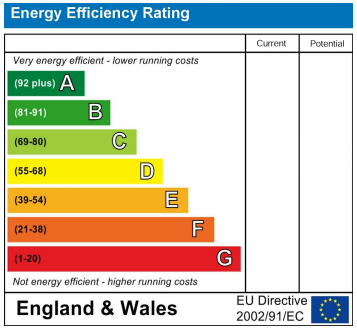
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 41979.25 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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